

Long/Fang Docket

January 2004



Prepared for:

City of Seattle
DPD
Comprehensive & Regional Planning
Attn: Lish Whitson
700 Fifth Avenue, Suite 2000
Seattle, WA 98104

Prepared by:

R.W. Thorpe & Associates, Inc.
705 Second Avenue, Suite 710
Seattle, WA 98104
Phone: (206) 624-6239

CITY OF SEATTLE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION



Use this application to propose a specific change to the adopted City of Seattle Comprehensive Plan. Applications are due to the Department of Planning and Development (DPD) no later than 5:00 p.m. on January 20th for consideration during that year. If January 20th falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after January 20th will fall into the review process for the following year.

(Please Print or Type)

12/20/03

Date: _____

Garwin Long / Ping Fang

Applicant: _____

Mailing Address: 1420 156th Ave NE #H

City: Bellevue State: WA Zip: 98007 Phone: () 425 - 562-1234

Email: Na

Contact (if not applicant): R.W. Thorpe & Associates - Robert Thorpe

Mailing Address: 705 2nd Ave Suite 710

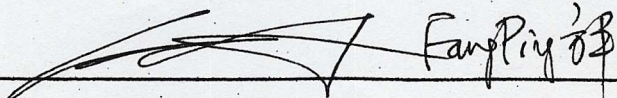
City: Seattle State: WA Zip: 98104 Phone: (206) -624-6239

If applicable, Name of General Area/ Location/ Site which would be affected by this proposed change in text (attach additional sheets if necessary)

North Rainier Neighborhood 20th Ave Soth & Holgate. Seattle Washington

Three Parcels #3881900450 / 3881900455 / 3881900460 Total Sq Ft 20.236

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist. Acceptance of this application does not guarantee final approval.

Applicant Signature:  Date: 12/19/03

FOR OFFICE USE
ONLY

Application Received (stamp)

REQUIRED QUESTIONNAIRE

Please answer the following questions in text and/or graphic form and attach them to the application. Answer all questions separately and reference the question number in your answer. **An application will be considered incomplete unless all the questions are answered.***

- 1) Provide a detailed description and explanation of the proposed text amendment. Include the element (land use, transportation, etc) and the specific goal or policy to be amended.
 - a) If the amendment is to an existing goal or policy, show proposed edits in "line in/line out" format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.
 - b) If the amendment would also require a change to the Seattle Municipal Code, indicate the section needing the change and suggested edits to the code language in "line in/line out" format.

(See Attached Responses)

- 2) Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

(See Attached Responses)

- 3) Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?

(See Attached Responses)

- 4) What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?

(See Attached Responses)

- 5) How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.

(See Attached Responses)

- 6) Is there public support for this proposed text amendment (i.e., have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review.

(See Attached Responses)

- * Demonstration that a change to the Comprehensive Plan is required lies solely upon the proponent. The greater the degree of change is proposed, the greater will be the burden of showing that the change is justified. This questionnaire will be used to evaluate each request and compare it to the Comprehensive Plan threshold criteria.

Your Comprehensive Plan Amendment Application must be received no later than 5:00 p.m. on January 20th to be considered in that calendar year. Please send it to:

**DPD Comprehensive & Regional Planning, ATTN: Lish Whitson,
700 Fifth Avenue, Suite 2000, Seattle, WA 98104-5070**

LETTER OF AUTHORIZATION FOR AGENCY

I (we) the undersigned owner(s) of property numbered opposite my (our) name(s) hereby authorize R. W. Thorpe and Associates, Inc. to obtain information and act as agent on my (our) behalf in matters pertaining to the following:

- Land planning and land use feasibility.
- Permit applications and processing procedures.
- Presentations to jurisdictional staff and elected officials.
- Negotiations on matters of importance and related to the subject property.
- Other planning or permitting matters not specifically listed above.

I, Morgan Agelton Corp being duly sworn, depose and say that I am a property owner or officer of the corporation owning the property indicated as Parcel #1 below.

PARCEL #1

388 1900450
 Name GARWIN LONG Title OWNER
 Address Ping Tang Phone 206 778-0780

PARCEL #2 1420 158th AVE NE #H BELLEVUE WA 98007
388 1900455

Name _____ Title _____
same as above
 Address _____ Phone _____

PARCEL #3

388 1900 460
 Name _____ Title _____
same as above
 Address _____ Phone _____

(if additional parcels see attached)

Stated below is the name, address, title and phone number of the persons to be contacted for further information in regards to this Authorization for Agency.

ROBERT W THORPE, AICP 705 2ND AVE #710 HOUEB
 Name Title Address SC
SEATTLE, WA, 98104
 City State Zip
206-624-6239 206-625-0930
 Phone Fax



STATE OF WASHINGTON
 County of KING

On this 19 day of December, A.D. 2003, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared _____

to me known to be the individual S described in and who executed the foregoing instrument, and acknowledged to me that _____ he _____ signed and sealed the said instrument as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
 Notary Public in and for the State of WA
 residing at SEATTLE, WA 98104

Table of Contents

Introduction	1
Site Photos/Existing Conditions	3
Questionnaire Responses.....	4
Compatibility Matrix.....	10
Preliminary Conceptual Plans	13
Current Zoning/Future Land Use Maps	15
 Reference List.....	 17

The subject site currently meets three of the four requirements (the neighborhood plan has designated the area as appropriate for the zone designation (Neighborhood Plan policy C 2.2), the land is proposed for rezoning does not exceed the max. area allowed (126 acres), and the rezone designation is to L-1 or LDT is allowed). However, Rainier Avenue needs to be designated as requested in order for rezoning to occur. The ultimate zoning from SF 5000 to LDT or L-1, would increase the density from 1 du/5,000 sf to 1 du/2,000 sf (LDT) (1,600 sf L-1). This increase in density will help to implement the goals of this residential and “**affordable housing**” target area for which an approval of such a request would create the potential of up to eight additional units over and above the existing density currently allowed in the area. Additionally, the request would provide a **better transition of land uses** between the lower intensity uses of Single-Family and that of the higher intensity uses of Multifamily and Commercial. This land use transition would comply with Goal C-2 of the North Rainier Neighborhood Plan.



VIEW OF PROPERTIES ZONED L-1 TO NORTH



VIEW OF PROPERTY WEST OF SUBJECT SITE



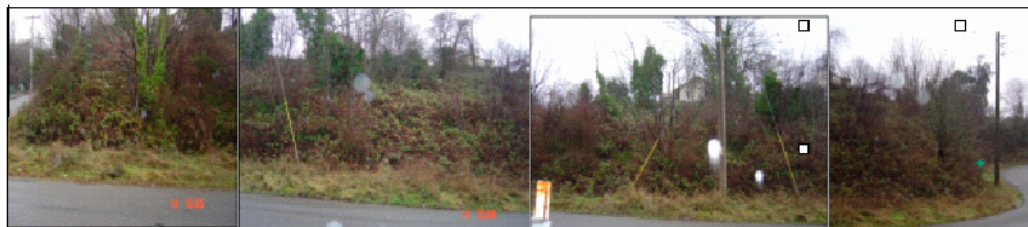
VIEW OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT SOUTH OF HOLGATE



VIEW OF RAINIER AVE TWO BLOCKS EAST



VIEW OF COMMERCIAL PROPERTY ACROSS STREET



VIEW OF LOT FROM 20TH AVE S



No.	Description	By	Checked	Date
1	Surf. Microfilm	BY	RT	1/16

No.	Description	By	Checked	Date
1	Surf. Microfilm	BY	RT	1/16

Responses to Required Questionnaire

1. Please provide a detailed description and explanation of the proposed text amendment (include the Element (Land Use, Transportation, etc) and the specific goal or policy to be amended).

- a) If the amendment is to an existing goal or policy, please show proposed edits in “line in/line out” format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.
- b) If the amendment would also require a change to the Seattle Municipal Code, please indicate the section needed the change and suggested edits to the code language in “line in/line out” format.

Response: The requested docket item proposes no amendment to a goal or policy but does request that the section of Rainier Avenue S, through the North Rainier Urban Village be formally designated as “principal commercial street” and that an amendment to the Future Land Use Map (from Single-Family to Multifamily), for the western half of one block, which is located immediately west of 20th Ave., between S. Grand Street and S. Holgate Street. This will ultimately allow for subsequent rezoning from Single-Family Residential (SF 5000) to Multifamily Lowrise Duplex/Triplex (LDT) or Lowrise 1 (L-1).

2) Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

Response: Currently, the North Rainier Neighborhood Plan recognizes the importance of Rainier Avenue but the issue of changing the designation is not addressed in the plan.

The change would help allow for higher density residential development to occur which would achieve both the Comprehensive Plan Goal LG68 and the North Rainier Neighborhood Plan Goal C-2 of increasing housing within the City of Seattle while providing appropriate transitions in the scale and intensity of land uses.

The site has a topographic change that will also create a desired transitional use area. (see Figure 2 – page 7) A transition from multifamily to the north and commercial, warehouse uses to the east and single family zones located on a higher elevation to the west would correct a zoning/land use “anomaly”.

3) Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?

Response: For this site-specific issue the proposed amendment of the is the only feasible option to allow increased housing density and more appropriate land use transitions from what currently exists . This would benefit the public by allowing similar properties to go through the rezone process successfully and ultimately provide more higher density residential development. An amendment to the

Future Land Use Map would also allow for better land use transitions (The Future Land Use Map reflects the zoning that existed before 1999 when the City of Seattle last amended the Comprehensive Plan. In the stated area, the Future Land Use Map does not promote better transitions but continues to encourage development patterns that do not meet the previously stated goals) (see Figure 1 – page 6).

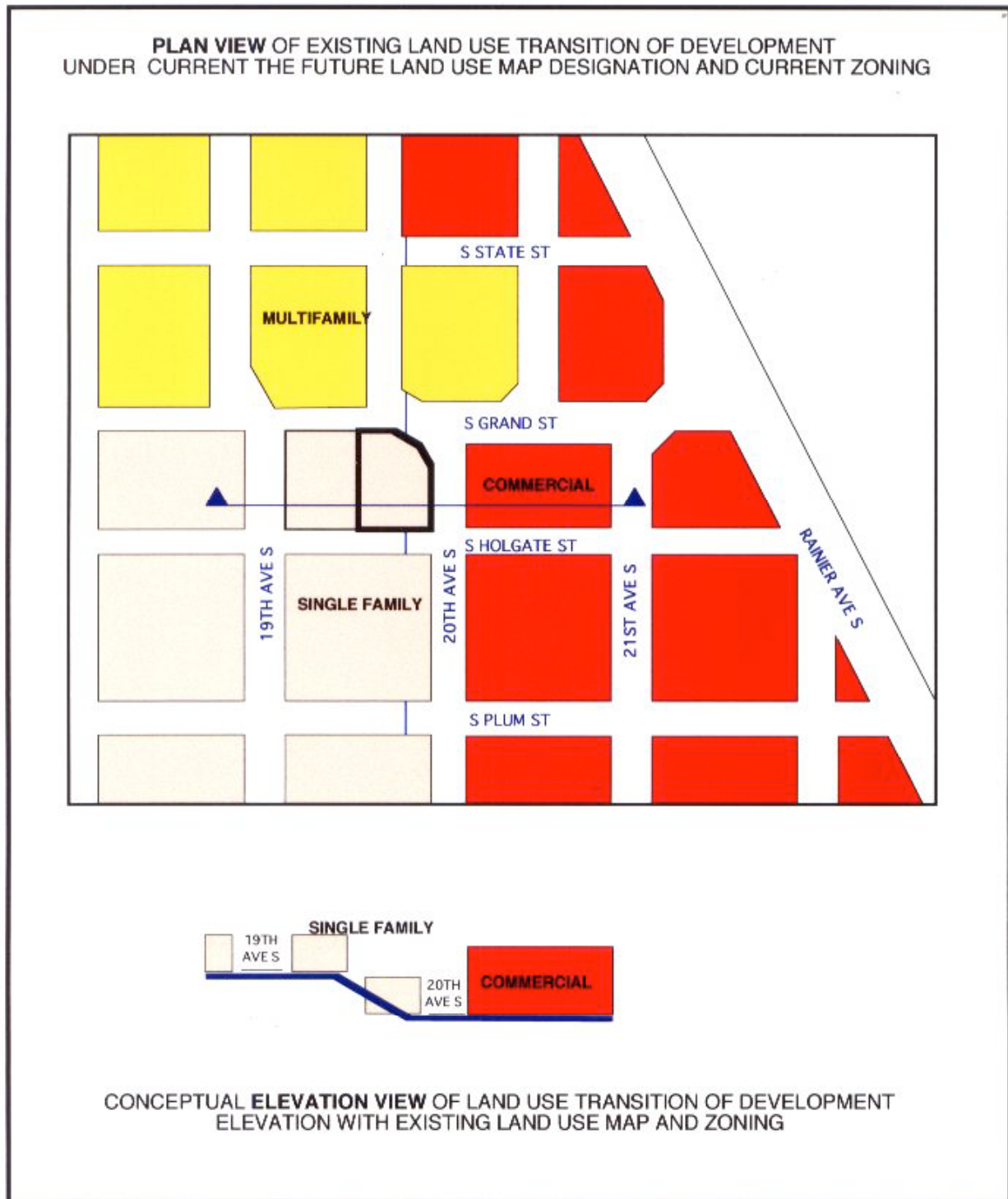


Figure 1

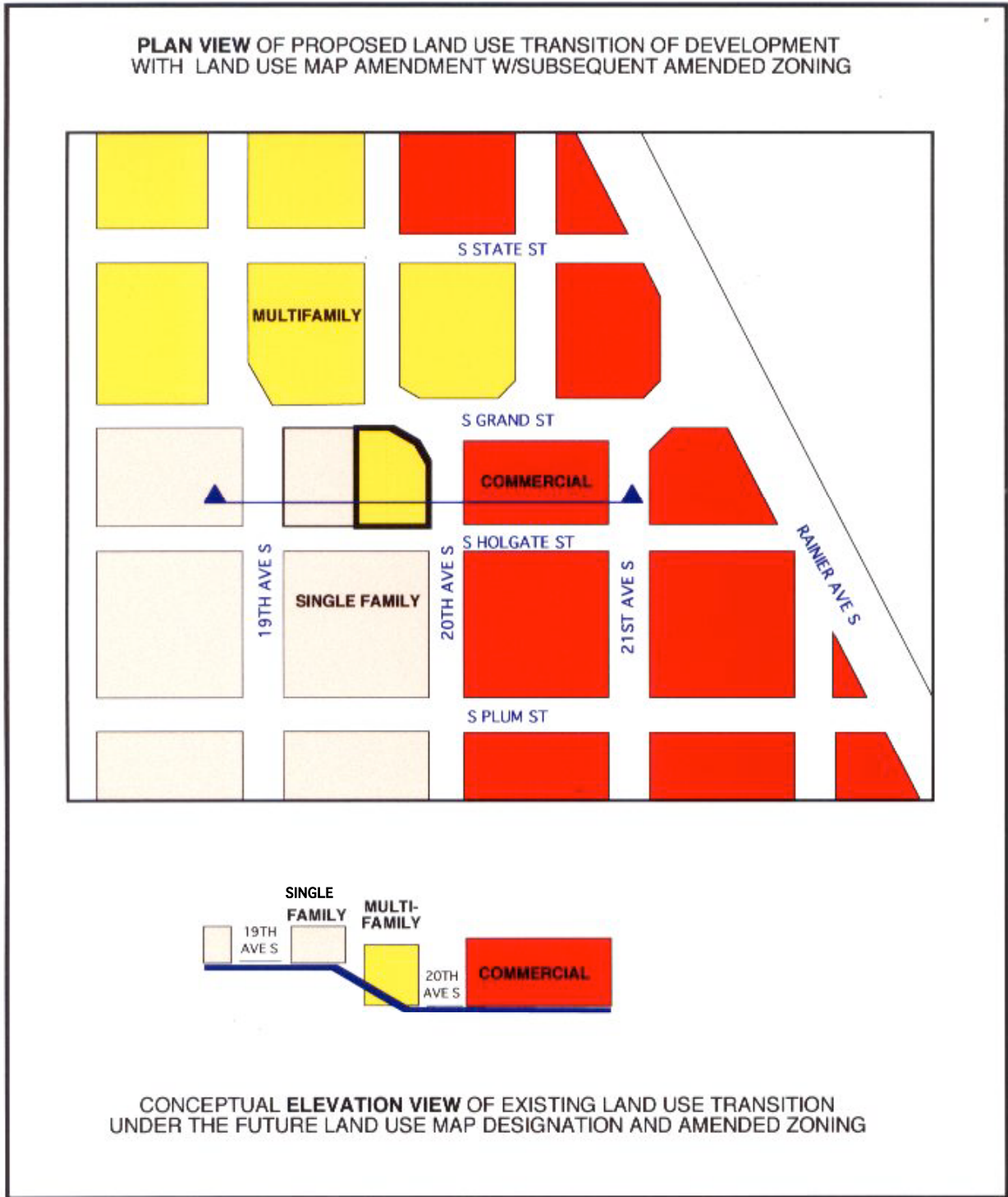


Figure 2

- 4) What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?

Response: The request to designate Rainier Avenue to a “principal commercial street” within the North Rainier Urban Village reinforce the recognition of the neighborhood that the street is “the spine” of the area, and will help implement development within the neighborhood that meet the goals and policies of the Neighborhood Plan. An amendment to the Future Land Use Map will make it consistent with the City of Seattle Comprehensive Plan and the North Rainier Neighborhood Plan and will provide a benefit to the community by increasing housing opportunities within the neighborhood. The amendment will also create a more desirable land use transition from the existing transition from Commercial to Single-Family at this location, an existing pattern found for many blocks along 20th Ave S. the amendment also considers “a change in circumstances” with the new light rail corridor (two blocks) and station (10 blocks).

- 5) How would the proposed changes comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.

Response: As stated the request to designate Rainier Avenue to a “principal commercial street” within the North Rainier Urban Village is consistent with the Neighborhoods vision of Rainier Avenue as well as the future higher density residential development this designation will allow in the future.

The site is located within the North Rainier Urban Village area, which is a residential targeted area. Sites within these targeted areas are encouraged to increase residential opportunities within the city and stimulate the construction of new affordable multifamily housing (SMC 5.72.030.2.a&b.)

The subject area is also within the Southeast Seattle Reinvestment Area (SESRA). The site meets the provisions of the SESRA and, with an amendment to the Future Land Use Map, the site will help meet the goals of the district overlay by encouraging development on vacant lands (SMC 23.67.040.C.2.d.)

The designation to “principal commercial street” is ultimately required before properties such as the subject property, are allowed to rezone and develop according to said goals

- 6) Is there public support for this proposed text amendment (i.e. have you conducted public community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review.

Response: Yes, there are ongoing efforts in working with public agencies and the public to gain public support. The applicants are currently working with representatives from the North Rainier Neighborhood (RainKing Neighborhood

Association), and staff at the Department of Planning and Development . The applicants will also be meeting with neighborhood residents, business owners and multifamily managers in the next few weeks to discuss the proposal. Results of those surveys will be added to the record of this request.

Compatibility Matrix

Symbol Key	++ Highly Compatible	+ Somewhat Compatible	S Subjective	- Somewhat Incompatible	-- Highly Incompatible
------------	----------------------------	-----------------------------	-----------------	-------------------------------	------------------------------

Applicable Policy	Grade
-------------------	-------

1. – The rezone is consistent with the Seattle Comprehensive Plan; and

Comp. Plan Goal HG1 -Accommodate 50,000 to 60,000 Additional Households over next 20 yrs.	++
--	-----------

The development of this site as Lowrise 1 (L1) or Lowrise /Duplex Triplex (LDT) would result in minimum of 3 additional households, above the current SF 5,000.

Comp. Plan Goal HG2 – Maintain housing affordability over the life of this plan..	++
--	-----------

Increasing the allowed density would distribute the cost of development over more units, resulting in each unit costing less, i.e. more affordable.

Comp. Plan Policy H2 – Maintain sufficient zoned development capacity to accommodate Seattle’s projected share of King County household growth.	++
--	-----------

The zone update will implement this policy and allow for development to occur that would provide multifamily structures. And would accommodate a range of incomes (moderate to lower).

Comp. Plan Policy H9 – Promote development ...in coordination with transit plans and in proximity to light rail stations and other transit hubs.	++
---	-----------

Will allow for development at higher density in walking proximity to transit hubs of the Light Rail for Southeast Seattle.

Comp. Plan Policy L1 - Promote development in urban villages as compact mixed-use neighborhoods.	++
---	-----------

Will allow for this policy to be implemented within this area, which is adjacent to the MLK Jr. Way South designated commercial corridor, by future development of mixed-use projects.

Comp. Plan Policy L10 - Consider, through neighborhood planning processes, recommendations for the revision of zoning to better reflect community preferences for the development character of an area, provided that consistency between the zoning and this plan is maintained.	++
--	-----------

These lots are within the Southeast Seattle Land Use Overlay District “ Reinvestment Area.” Granting of a Rezone request on this Vacant land with access to the arterial of Martin Luther King, Jr. Way South can be accomplished in coordination with the North Rainier Stewardship group.

Comp. Plan Policy L11 - Where appropriate, designate and define the extent of principal commercial streets for new urban villages through a Council-adopted neighborhood plan. Principal commercial streets are those streets in the commercial area of each urban village which are accessible both to automobiles and to transit and which have or are planned to have sufficient quantity and variety of commercial uses, in sufficiently close proximity to provide the opportunity to meet a variety of residential needs and thereby constitute opportunities and incentives to using non-motorized modes of travel for work or shopping trips.	++
--	-----------

Compatibility Matrix

Symbol Key	++ Highly Compatible	+ Somewhat Compatible	S Subjective	- Somewhat Incompatible	-- Highly Incompatible
------------	----------------------------	-----------------------------	-----------------	-------------------------------	------------------------------

Applicable Policy	Grade
-------------------	-------

The urban village concept is to be coordinated with North Rainier Stewardship group. This process is underway with various stakeholder populations as demonstrated by the SMC 23.67.040 & SMC 5.72.030

The public safety, in this transition area, will be improved by the presence of a development rather than vacant & un-maintained land. Granting of the rezone will expedite development.

Comp. Plan Policy LG39 - Use zoning to designate areas within city where various types of land use activities and intensities of development are appropriate and provide for a development pattern consistent with the urban village strategy.	++
---	----

The requested zone update will help implement this goal by designating land uses that are appropriate and consistent to help solidify the North Rainier urban village concept.

Comp. Plan Goal LG68 - Promote commercial areas with a development pattern, mix of uses and intensity of activity generally oriented to pedestrian and transit use by maintaining areas that already possess these characteristics and encouraging the transition necessary in other areas to achieve these conditions. 1. Strong, healthy business districts that are compatible with their neighborhoods, reinforce a sense of belonging while providing essential goods, services, and livelihoods for the residents of the city; 2. Mixed activity in commercial areas with development in adjacent areas; 3. Appropriate transitions in the scale and intensity of development between areas; 4. Residential development that is both livable for residents and compatible with the desired commercial function of the area; and 5. An active, attractive, accessible pedestrian environment.	++
--	----

The requested amendment and subsequent zoning will allow development that promotes a mix of uses and intensity of pedestrian oriented activity, would help strengthen the existing business district, and will provide for more appropriate transitions of uses and intensity.

North Rainier Neighborhood Plan Goal C-2 - Promotes better transitions between residential and multifamily and commercial zones.	++
---	----

Develop housing and accompanying land use policies for North Rainier, to suggest preferences for where new higher-density housing would be appropriate, what housing types and physical forms are most compatible, what housing needs to be preserved, and to ensure sensitive and gradual transition from higher-intensity mixed-use and multifamily residential to single family areas.

North Rainier Neighborhood Plan Policy C-2.2 – Allow for highest intensity residential development to occur in...vacant parcels east of 23 rd Avenue S. and west to 17 th Avenue S. around the intersection of Massachusetts Street and Rainier Avenue S.	++
--	----

The subject site is located two blocks south and two blocks west of said intersection.

Compatibility Matrix

Symbol Key	++ Highly Compatible	+ Somewhat Compatible	S Subjective	- Somewhat Incompatible	-- Highly Incompatible
------------	----------------------------	-----------------------------	-----------------	-------------------------------	------------------------------

<u>Applicable Policy</u>	<u>Grade</u>
--------------------------	--------------

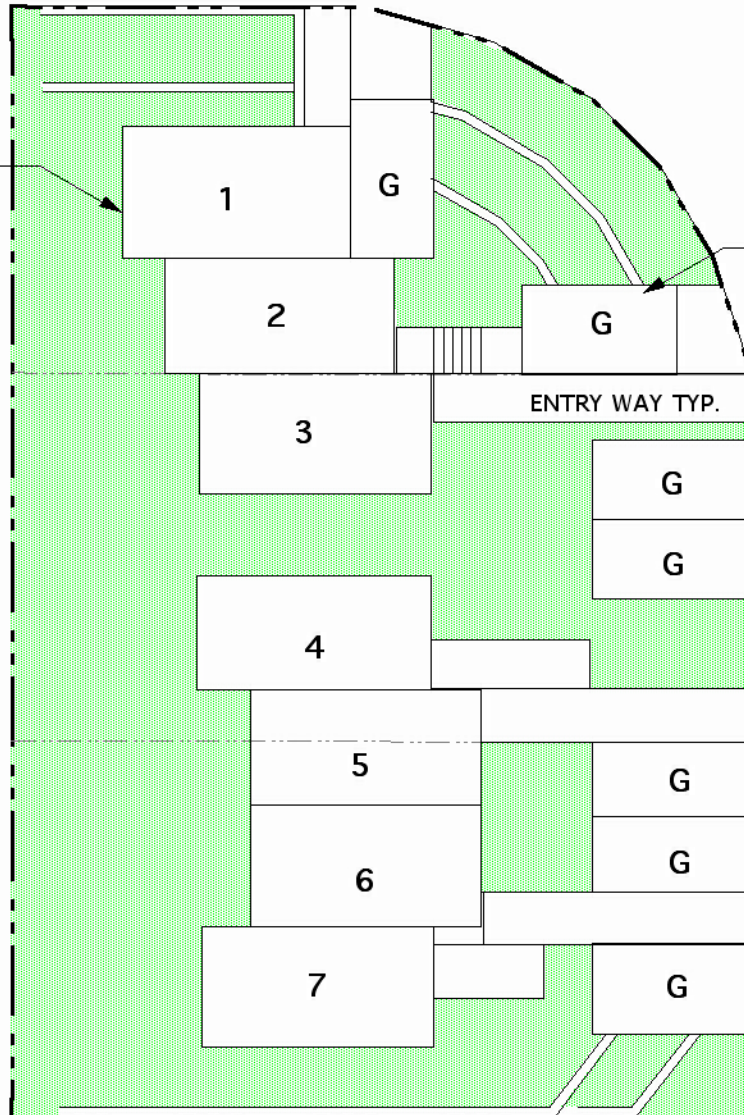
North Rainier Neighborhood Plan Policy C-2.5 – Promote mixed use, townhomes, and higher density development as potential housing types that could accommodate anticipated growth The request will ultimately allow for this type of development to occur.	++
--	----

North Rainier Neighborhood Plan Goal C-4A – Recognize importance of street (Rainier) as arterial spine of the entire Rainier Valley. Improve the street into a grand boulevard that retains its vista of Mount Rainier and balances the needs of pedestrians, bicyclists, transit riders, and motorists, The request for “principal commercial street” appears to meet this definition.	+
--	---

S GRAND STREET

2 STORY:
3 BED/
2.5 BTH
TYP.

DETACHED
GARAGE
TYP.



20TH AVE S

S HOLGATE STREET

NOTE: ORIGINAL LAYOUT BY LONG/FANG



R.W. Thorpe & Associates, Inc.
710 Hoge Building 705 2nd Avenue Seattle, WA 98104

Seattle / Anchorage / Denver
phone 206 624 6239 / fax 206 625 0930
e-mail: planning@rwa.com

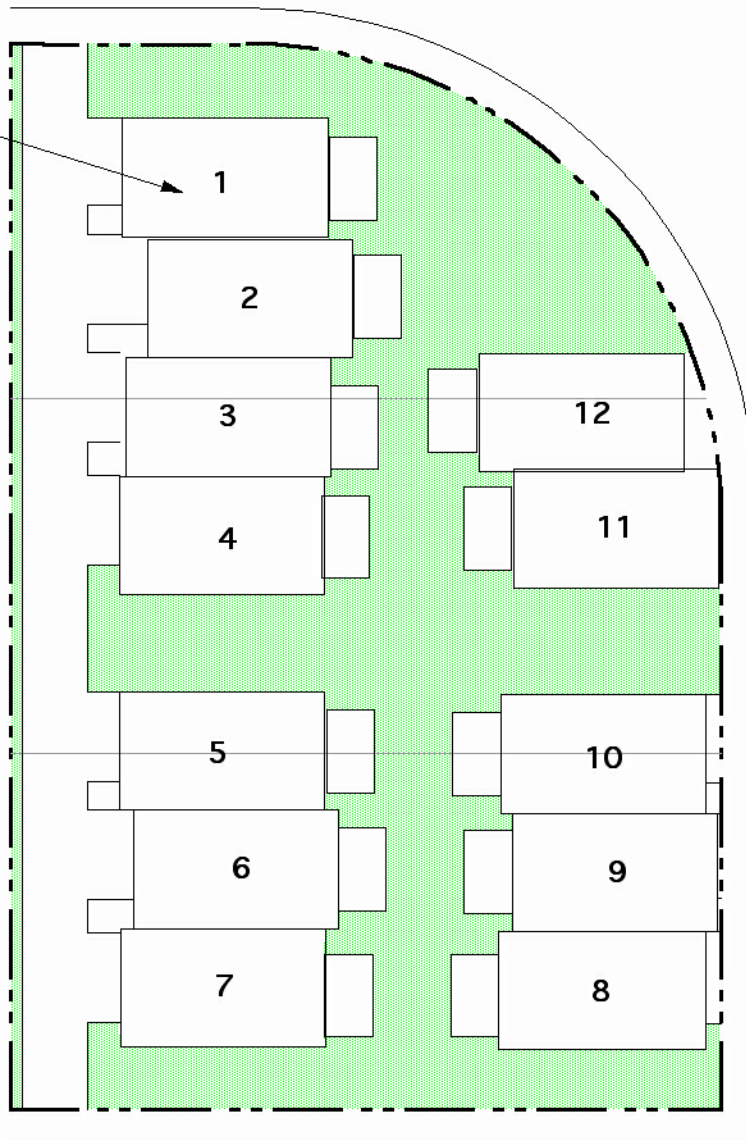
Planning
Landscape Architecture
Environmental
Economics

LONG/FANG DOCKETING
SEATTLE, WASHINGTON

ALTERNATIVE 1: 7 TOWNHOUSE UNITS
(PRELIMINARY CONCEPTUAL SITE PLAN)

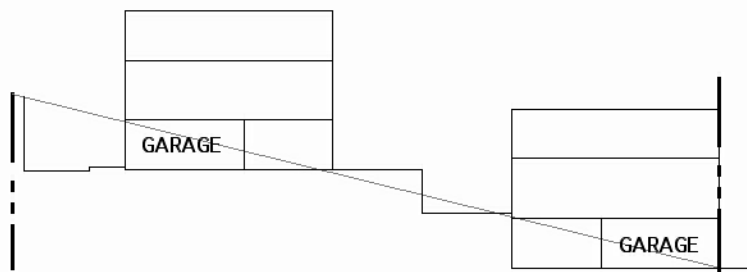
S GRAND STREET

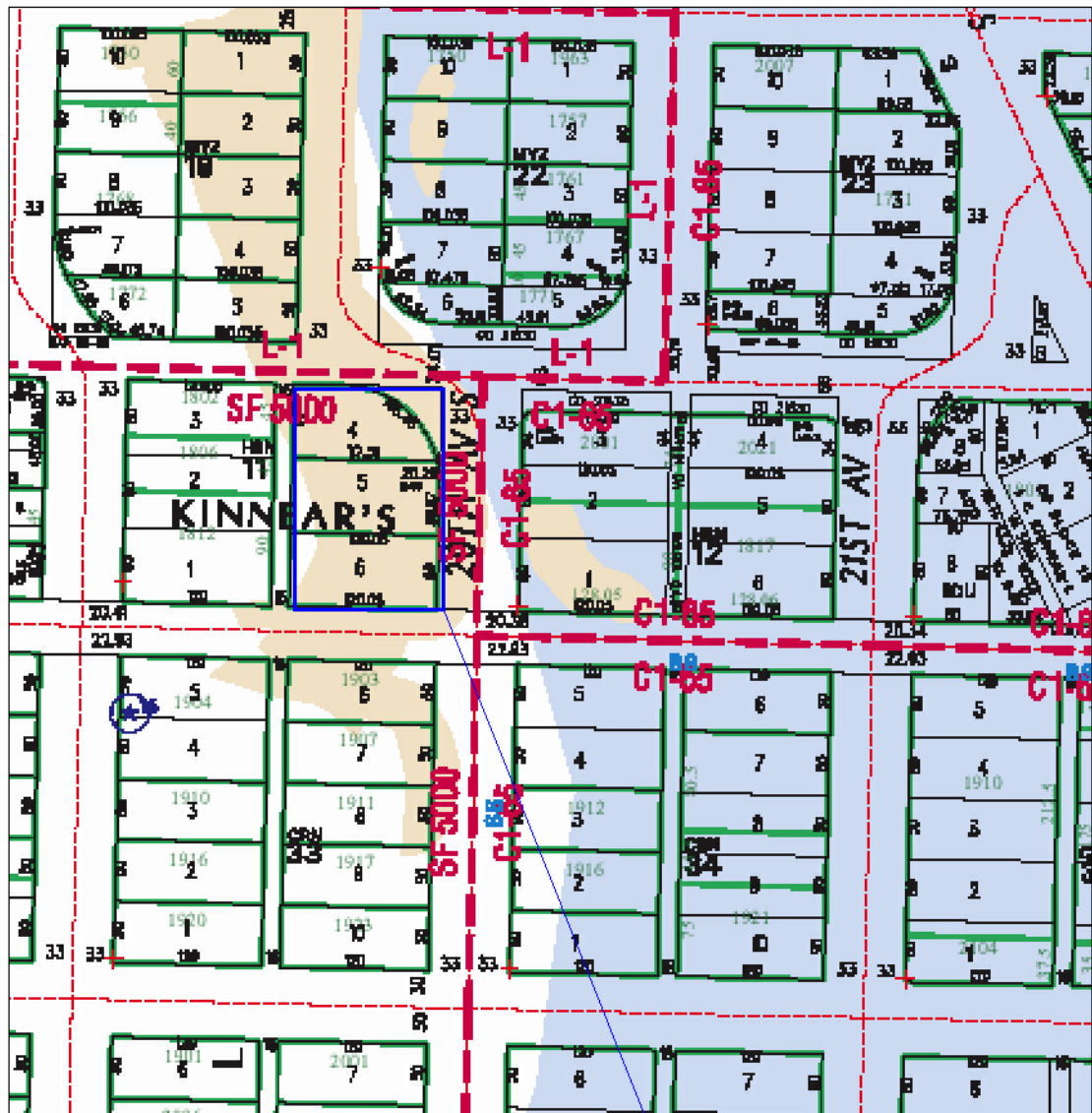
3 STORY
3 BED/2.5 BTH
TYP.



20TH AVE S

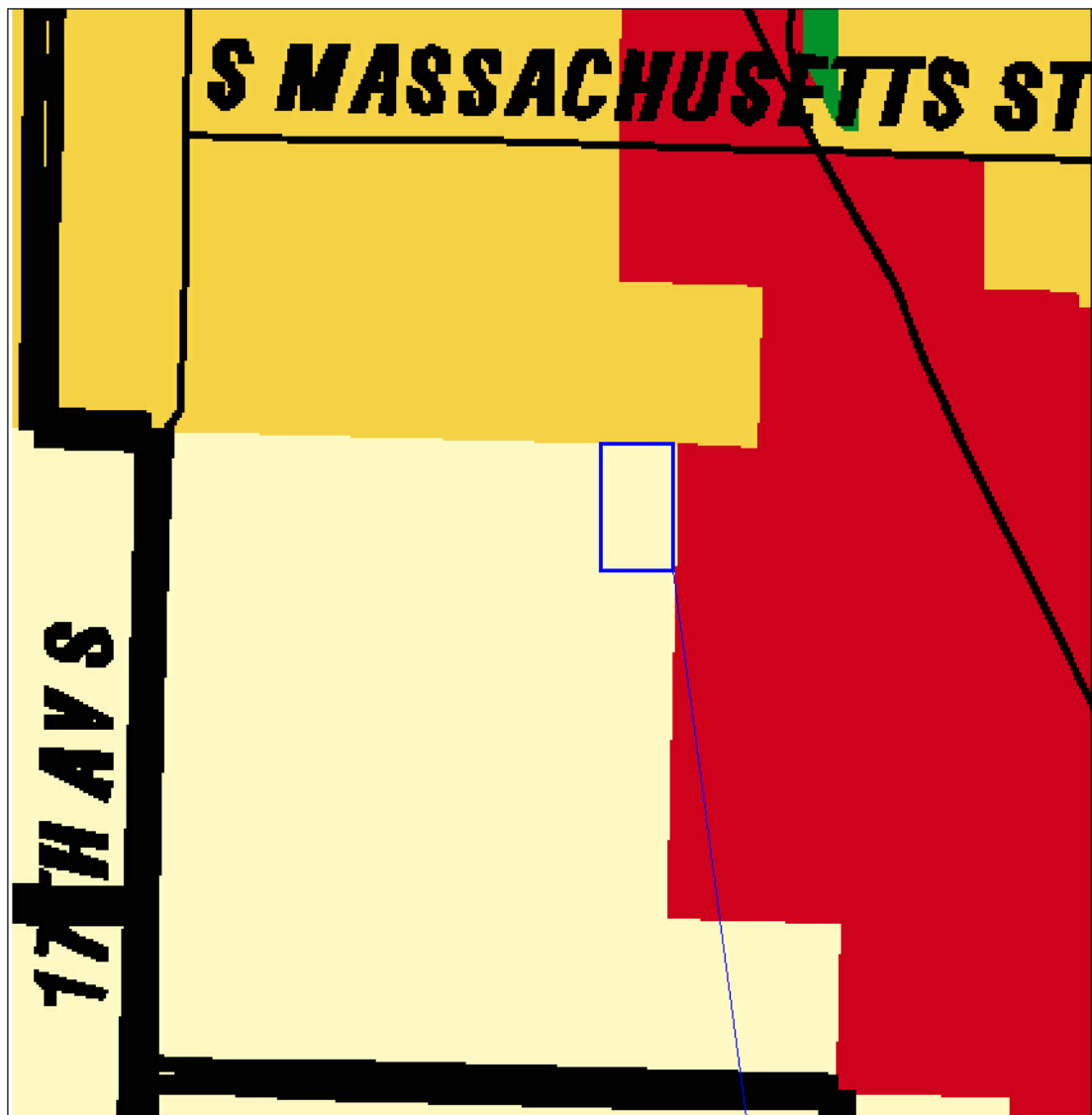
S HOLGATE STREET





SUBJECT SITE

SOURCE: CITY OF SEATTLE ZONING MAP
(AREA MAGNIFIED FOR LEGIBILITY
PURPOSES)



Legend

- U Urban Center/Center Village
- H Hub Urban Village
- R Residential Urban Village
- M Manufacturing/Industrial Center
- Neighborhood Anchor
- City-Owned Open Space
- Single Family Residential Areas
- Multi-Family Residential Areas
- Commercial/Mixed Use Areas
- Downtown Areas
- Industrial Areas
- Major Institutions

**SUBJECT SITE
(APPROXIMATE)**

SOURCE: CITY OF SEATTLE COMPREHENSIVE
PLAN FUTURE LAND USE MAP
(AREA MAGNIFIED FOR LEGIBILITY
PURPOSES)

References

RW Thorpe & Associates, Inc.

Robert W. Thorpe, President

705 2nd Avenue, Suite 710

Seattle, WA 98104

206/ 624-6239 Fax 206/ 625-0930

planning@rwta.com